

WELLESLEY HISTORIC DISTRICT COMMISSION
CALLED MEETING & PUBLIC HEARING
OCTOBER 4, 2016, 6:45 PM
PLANNING DEPARTMENT OFFICE, WELLESLEY TOWN HALL

Members Present: David Smith, Eric Cohen, Edwina McCarthy, and Emily Maitin
Members Absent: Lisa Abeles
Staff: Heather Lamplough
Also Present: Brian Menna, 30 Cottage Street
Charlotte Menna, 30 Cottage Street
Gil Menna, 30 Cottage Street

David Smith called the meeting to order at 6:53pm.

Certificate of Appropriateness: 30 Cottage Street HDC 16-08:

Documents:

- Staff Report, dated September 27, 2016
- Photos from site visit on September 26, 2016
- Application for Certificate, submitted September 6, 2016
- Application Packet
 - Project Narrative
 - Exterior Photographs
 - Interior Photographs of Stairwell
 - Plot Plan
 - Existing Floor Plans, Elevations, and Renderings
 - Proposed Floor Plans, Elevations, and Renderings

Discussion:

The applicants, Brian and Charlotte Menna presented the proposed project to the Commission. Mr. Menna explained that they are expecting a child in February so there are a few changes that they would like to make before then. He stated that one of the biggest issues that they have is getting up the stairs (only stairwell to the second floor). He stated that anyone over 5'7" has to hold the handrail and duck. He stated that to his understanding, the stairs do not meet the current building code. Mr. Menna also explained that they are wanting to replace all of the windows in the house, because due to the friction of opening and closing the windows a fine dust is kicked up into the air (which likely contains lead due to the lead paint). Mr. Menna explained that they are proposing to use Marvin wood windows, which will be two-over-two double hung to match the existing windows.

Mr. Cohen explained that the Commission just went through this with a previous application. He explained the difference between a replacement window and a new construction window. Mr. Menna explained that the visual impact of the replacement sash will be very minimal, less than $\frac{3}{4}$ of an inch. He also explained that they did price out new construction windows as well, and that would be too much of a financial burden for them. Miss Lamplough asked if they would also be replacing the two windows on the existing dormer. Mr. Menna stated that they would, he stated that all windows except for one window on the back of the house in the kitchen will be replaced and will match.

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The Commission discussed what will be visible of the replacement sash window, and the materials of the window stripping. Mr. Menna stated that the new windows will also be better with heat retention. Mr. Cohen stated that the existing single pane windows with the storms are actually better than the replacement windows when it comes to that. Mr. Menna stated that their biggest concern with the existing windows is the lead paint issue. Mr. Cohen asked if the applicant had priced having the windows removed and dipped. Mr. Menna stated that they had not, because due to health concerns with the new baby, they want to remove the potential lead issues.

The commission discussed the new proposed dormer that is proposed to help with the head height issues in the stairwell. Ms. Maitin asked the purpose of the proposed skylight on the dormer. Mr. Menna stated that the architect suggested that, as the house is not air conditioned, so the operable skylight would allow them to ventilate some of the heat out of the house.

The commission discussed the proposed extension of the enclosed porch in the rear of the house. Mr. Cohen asked about the roof. Mr. Menna explained that the extension would align with the rear kitchen wall, and that the roof is ever so slightly pitched. Mr. Cohen stated that it is hard to tell what the roof will look like from these drawings. Miss Lamplough explained that the rear steps as illustrated on the drawings are not what will be constructed. She explained that these steps will not be visible from a public way and therefore do not need to be reviewed or approved by the Commission.

Mr. Cohen asked if a second window could be added to the proposed dormer, that would potentially be in the laundry room or closet. Mr. Smith asked if the proposed dormer will be the same size as the existing dormer. Mr. Menna stated that it will be higher, and that the existing dormer is modest in size. The Commission discussed the size of the proposed dormer.

The Commission discussed the proposed sunporch extension, and the lack of details on the plans. They asked if there was really no roof overhang, no gutters, no drip edge, no soffit or trim on that back part of the house. The Commission stated that the plans need to reflect what they plan to build, so it really needs to be re-drawn showing all of the details. The Commission also stated that they'd like to see the revised plans that also show the second window on the dormer. Mr. Smith stated that one of the issues that you run into when placing replacement windows inside of an existing historic window frame is that the frame is not always exactly square, so the new square window has to be shimmed in, which sometimes looks funny. The Commission asked if the applicant could bring in a Marvin window or go there and take photographs of the actual window that would be used.

Miss Lamplough explained the options to the Commission, whether they continue the public hearing, or they approve with conditions. The Commission viewed some of the photographs and drawings of the windows on the Marvin Window website. Ms. Maitin asked what the lead time on the windows was. Mr. Menna stated that it was a four week lead time. So if they continued the meeting to November, that would put them into December for receiving the windows, which would not be great.

Miss Lamplough showed the applicant the submitted plans for another house renovation on Cottage Street to show the details that should be shown on the plans. Mr. Menna asked if this was public record. Miss Lamplough stated that it was and that she would email it to him as an example.

The Commission further discussed the windows and the way the windows will function and look with the replacement sash. Mr. Cohen suggested that they split the project up into two sections, one being the

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windows (so that you can get that part moving before it gets too cold), and then come back with the revised plans for the dormer and the porch extension. Mr. Menna asked what the Commission would like to see specifically at the next meeting regarding the windows. The Commission explained that they'd like to see either a prototype window or photographs of a window, and photographs of the windows they are proposing installed in a house.

There were no comments from the public at the public hearing.

Mr. Smith, in agreement with the applicants, made a motion to continue the public hearing for 30 Cottage Street to Monday, October 17, 2016 at 5:30pm. Mr. Cohen seconded the motion. The motion passed unanimously 4-0.

The next Historic District Commission meeting is scheduled for Monday, October 17, 2016 at 5:30pm.

Minutes:

Documents:

1. *Minutes from 05/24/2016 HDC Meeting*

These meeting minutes will be voted on at the next meeting on October 12, 2016.

2. *Minutes from 09/07/2016 HDC Meeting*

Ms. McCarthy moved to approve the minutes. Mr. Cohen seconded. The motion passed (4-0).

The meeting was adjourned at 8:20pm.

Note: A recording of this meeting is available from the Planning Department.

Minutes Approved: 11/02/2016

Respectfully submitted by:
Heather Lamplough
Senior Planner